

**MINUTES OF THE VINEYARD TOWN
PLANNING COMMISSION MEETING
Vineyard Town Hall, 240 East Gammon Road, Vineyard, Utah
October 7, 2015, 7:07 PM**

PRESENT –

Commission Chair Wayne Holdaway
Commissioner Daniel Pace
Commission Alternate Tim Blackburn
Commission Alternate Chris Judd

ABSENT –

Commissioner Angela Kohl
Commissioner Garrett Smit
Commissioner Kelly Wixom

STAFF PRESENT –

Planner Aric Jensen, Deputy Recorder Kinsli McDermott, Engineer Don Overson,

OTHERS PRESENT – Steve Pruitt - Equiwest Inc., Scott MacMeekin - Lincoln Square Subdivision

The Vineyard Town Planning Commission held a regular meeting on Wednesday, October 7, 2015, starting at 7:07 PM in the Vineyard Town hall. The invocation was offered by Commissioner Chris Judd.

REGULAR SESSION - The meeting was called to order at 7:07 PM.

OPEN SESSION – Citizen Comments

Chairman Holdaway asked for public comment. None was given.

MINUTES REVIEW AND APPROVAL –

Motion: COMMISSIONER PACE MOVED THAT THE PLANNING COMMISSION ACCEPT THE MINUTES FROM THE MARCH 19, 2014, APRIL 2, 2014, SEPTEMBER 17, 2014, OCTOBER 1, 2014 AND OCTOBER 29, 2014 MEETINGS. COMMISSIONER JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

BUSINESS ITEMS –

5.1 Vineyard Gateway Subdivision 2 –

The applicant is requesting approval of a minor plat amendment to subdivide the current lot into a 5-lot subdivision to be located at 33 N. Geneva Road in Vineyard. The subject property is zoned RMU – Regional Mixed Use.

Planner Aric Jensen presented the Vineyard Gateway 2 Subdivision. He explained that the applicant had an approved site plan and wanted to subdivide the property in conformance with his approved site plan. He said it was a commercial subdivision. Mr. Jensen advised two conditions for approval: 1) Lot 3 needed to have frontage as required by ordinance and 2) applicant needed to record the CC&Rs and other development documents granting cross access to each other. Mr. Jensen recommended approval subject to three stipulations.

Mr. Pruitt thought the conditions were acceptable. He explained that the declaration was submitted in August, but it needed to be recorded after the plat recordation. He talked about the current construction and existing buildings on each lot.

The Planning Commission discussed with the applicant the current and future plans for the subdivision.

Planning Commission Chair Holdaway asked for additional discussion. Hearing none, he called for a motion.

Motion: COMMISSIONER PACE MOVED TO RECOMMEND APPROVAL TO THE TOWN COUNCIL SUBJECT TO THE FOLLOWING THREE STIPULATIONS RECOMMENDED BY STAFF:

1. MODIFY LOT 3 TO EXTEND TO THE ROAD
2. RECORD CC&RS AND ALL OTHER DOCUMENTS RELATED TO COMMON AREA MAINTENANCE
3. SUBMIT FINAL PLAT TO TOWN COUNCIL FOR REVIEW AND APPROVAL

COMMISSIONER JUDD SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

5.2 Geneva Gateway Plat “D” -

The applicant is requesting approval of a minor amendment to their subdivision plat located at 747 E. Mill Road, Vineyard. The subject property is zoned RMU.

Mr. Jensen reviewed the detail of the request. He explained that it was a single lot that the applicant wanted to subdivide into two lots. He recommended approval subject to a final plat submitted to the Town Council.

The Planning Commission asked about the purpose and plan for the future of the subdivision. Concern was raised regarding future development. Mr. Pruitt explained that the lots were not very large due to city easements. He thought smaller free standing buildings would be constructed in the future due to easements, parking, and landscaping requirements.

Motion: COMMISSIONER JUDD MOVED THAT THE PLANNING COMMISSION ACCEPT THE SUBDIVISION AS PROPOSED WITH THE FOLLOWING TWO STIPULATIONS:

1. THE DECLARATION AND COVENANTS MATCH THE VINEYARD GATEWAY SUBDIVISION AND ARE RECORDED AT THE SAME TIME AS THE GENEVA GATEWAY PLAT D.
2. FINAL PLAT SHALL BE SUBMITTED TO THE TOWN COUNCIL FOR REVIEW AND APPROVAL.

COMMISSIONER HOLDAWAY SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

5.3 Lincoln Square Subdivision –

The applicant, Scott MacMeekin, is requesting approval of a minor plat amendment to create 1 lot at 400 N Mill Road, Vineyard. The subject property is zoned RMU.

Mr. Jensen reviewed the details of the Lincoln Square Subdivision. He explained that the request was to subdivide a single lot into two lots for the purpose of phasing a residential development called Lincoln Square Apartments. He said the subdivision would follow their phasing plan and would match the approved site plan.

Commissioner Blackburn asked about the height of the apartments. Mr. MacMeekin explained that the apartment buildings would be three and four stories tall.

Commissioner Pace voiced concern with approving the subdivision without knowing if there would be sufficient open space in the first phase. Mr. Jensen explained that the request was for a subdivision plat. He suggested having the applicant submit a phasing plan subject to approval by the Planning Commission and Town Council.

Motion: COMMISSIONER JUDD MOVED THAT THE PLANNING COMMISSION APPROVE THE PLAT AMENDMENT SUBJECT TO THE FOLLOWING TWO STIPULATIONS:

1. A PHASING PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING COMMISSION AND TOWN COUNCIL
2. DOCUMENTS RELATED TO COMMON AREA MAINTENANCE SHALL BE RECORDED WITH FINAL PLAT

COMMISSIONER BLACKBURN SECONDED THE MOTION. ALL PRESENT WERE IN FAVOR. THE MOTION CARRIED.

PLANNING COMMISSION MEMBERS' REPORTS

Chairman Holdaway reported that the Town Center was approved by the Town Council. He mentioned that Kelly Wixom resigned from the Planning Commission and Commissioner Judd would take her place.

STAFF REPORTS

Aric Jensen, Town Planner - Mr. Jensen had no new items to report.

Don Overson, Town Engineer/Public Works Director - Mr. Overson reported that Main Street would be paved by October 16. He mentioned that a meeting with UTA (Utah Transit Authority) had been scheduled to discuss the train station and rapid transit.

ADJOURNMENT

Commission Chair Holdaway adjourned the meeting by consent at 7:39 PM. The next meeting is scheduled to be held on October 21, 2015.

MINUTES APPROVED ON: November 18, 2015

CERTIFIED CORRECT BY: /s/ Kinsli McDermott
K. MCDERMOTT, DEPUTY RECORDER